

**CANTON BOARD OF ADJUSTMENT
12:30 P.M., THURSDAY, MARCH 8, 2018
CANTON CITY HALL
201 N. BUFFALO, CANTON, TEXAS**

MINUTES

The Canton Board of Adjustment met at the above-named time and date in the City Hall Council Chambers. Members present were Candice Benson Jerry Yarbrough, Gerald Reed, Terrica Stowell and Buddy Jacobs. Also present was City Secretary Debra Johnson.

1. CALL MEETING TO ORDER AND DECLARE QUORUM – Candice Benson called the meeting to order and declared a quorum present at 12:30 p.m.
2. DISCUSS AND CONSIDER APPROVAL OF MINUTES OF FEBRUARY 8, 2018 MEETING – The minutes of the February 8, 2018, meeting were unanimously approved upon motion by Buddy Jacobs and second by Jerry Yarbrough.
3. DISCUSS AND CONSIDER REQUEST FOR A VARIANCE TO THE 1985 ZONING ORDINANCE REGULATING THE SETBACK REQUIREMENT TO CONSTRUCT A PORCH ON A RESIDENCE AT 575 PACIFIC, CANTON, TEXAS, CURRENTLY OWNED BY RANDON SUMNER – Reagan Sumner said the concrete slab extended about fifteen to twenty feet from the house. His son was going to add a bedroom on the Mulberry side, so they were making the front of the house on Pacific. The porch would come eight feet from the front. Ms. Johnson said nine letters were sent out to neighboring property owners. There was one response in favor. Randon Sumner said he was closing off the door on Mulberry. The carport would be kept on the Pacific side. Ms. Johnson pointed out a previous variance had been granted on the property for the previous owner.

Buddy Jacobs made a motion to rescind the former variance granted and to grant a variance on the setback from thirty feet to ten feet for the porch on Pacific. Jerry Yarbrough seconded. All voted in favor.

4. DISCUSS AND CONSIDER REQUEST FOR A VARIANCE TO THE 1985 ZONING ORDINANCE REGULATING THE SETBACK REQUIREMENT TO CONSTRUCT A RESIDENCE ON LOT 10A, OF THE HILLIARD ADDITION (ON BIG ROCK STREET), CANTON, TEXAS, CURRENTLY OWNED BY JEARL CUNNINGHAM AND REQUESTED BY KATHY DAVIS – Ms. Johnson said thirteen letters were sent to adjoining property owners. No responses were received. Mike Murdock explained the ordinance called for 80 feet minimum width at the building lot. When the lots were replatted, it was impossible to comply with the setbacks.

Jerry Yarbrough made a motion to grant the variance from 80 feet to 75.84. Buddy Jacobs seconded. All voted in favor.

5. ADJOURN – There being no further business to discuss, the meeting was

adjourned at 12:40 p.m.

ATTEST:


Candice Benson, Chairperson


Debra Johnson
City Secretary